

# News Letter



FLAMINGO LAKES RESORT

Mérida, Yucatán Autumn Edition 2009



## THE PRESIDENT OF FLAMINGO LAKES MEETS WITH THE GOVERNOR OF THE STATE

On Friday the 18<sup>th</sup> of September the President of the company Mr. Neil Baines, met with the Governor of the State Ms. Ivonne Ortega Pacheco at her offices to update her on progress at Flamingo Lakes Resort. She was delighted to hear of the latest developments at this first class resort, which in spite of adverse conditions due to the downturn of the global economy and the added complications of swine flu, has managed a period of steady growth.



Construction of the new Highways Entrance to the resort was discussed and the governor has given full government backing and assistance in this matter. Mr Baines explained the construction methods and benefits of the new road surface, a process which uses the natural soil mixed with a resin. This allows water to penetrate, is twice the strength of concrete and is roadworthy in twenty four hours.

Mr Baines showed the Governor photographs of the Platinum Condominium, which is now 80% complete, and will be fully landscaped and ready for occupation by the end of October. Both interior and exterior painting is underway with the parking lot being cleared and prepared for construction.

Two show houses are also nearing completion, with another six projected for January 2010.

The governor was especially interested and impressed by the concept of the El Centro town centre which will be the 'heart' of the Flamingo Lakes community. El Centro will offer a market square surrounded by a variety of restaurants, bars, bistros and an exclusive shopping mall with underground parking facilities. The church square with three churches and remembrance ground, a tennis ranch and various other premises will enhance and enable the building of a tight knit community.

Governor Ortega has always given much assistance to Mr Baines and the project since she came into office, and has been very supportive to Flamingo Lakes, especially since the development will create in excess of 3,000 jobs for the area and local Mexican people, with employment at every level.

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## PLATINUM CONDO UPDATE AND INCENTIVES

THE DEVELOPER IS OFFERING PAYMENT TERMS FOR QUALIFIED BUYERS INTERESTED IN PLATINUM CONDO BLOCK PURCHASES:

A. 65/12 - After placing a reservation and the 35% down payment, buyer pays the 65% balance spread over 12 months interest free, with payments starting at unit completion.

B. 50/24 - After placing a reservation and the 35% down payment, buyer pays the 15% balance on delivery of unit, and remaining balance is spread over 24 months interest free.

C. 50/48 - After placing a reservation and the 35% down payment, buyer pays the 15% balance on delivery of unit, and remaining balance is spread over 48 months, with an 8% interest charge.

### BONUS FOR CLIENTS PURCHASING BEFORE NOVEMBER 30<sup>TH</sup>.

To add some extra spice, Flamingo Lakes' developer is also offering all purchasers of the last 8 Platinum condos a special offer for a \$5,000 USD voucher to spend with the Design Studio (i.e. Furniture, upgrades)

We hope you find this information useful and that we have excited you enough to consider discovering your Mexican piece of paradise soon.

For more information on this or to book your Discovery Holiday contact your sales associate or Flamingo Lakes directly at: [enquiries@flamingolakes.com](mailto:enquiries@flamingolakes.com)



## BARE FOOT BEACH BAR *Arrives at the marina*

The Barefoot Beach Bar is now available for all FLR members and boat owners.

Come and sit back and enjoy an ice cold drink or cold beer at the water's edge and enjoy the tranquility at the most picturesque marina on the Yucatan Peninsula.

A 42 inch TV has been installed complete with DVD facilities to playback recordings of marina activities. This will include recordings of the exciting finish line of the Annual Regatta 2009.

We now have the permits and license to build the Green Flash Restaurant and building will commence next month. We have a liquor license that covers the whole marina that is connected to our new restaurant.

Unfortunately, because the license is for the Marina in total it will only be activated when all the requirements for the restaurant are complete. So until then we will have to supply our own beers and wine.

All soft drinks and snacks will be available.

Look forward to seeing you there in full relaxed nautical mood.



## JUNIOR SPONSORED GOLF TEAM *Another Bumper Year for Dudsbury Junior Section*



Nick Billet, Tom Parsons, Harry Rickman,  
Adam Edmunds & Luke Hirst



Congratulations to the junior section of Dudsbury Golf Club who once again have made great progress this year with three of the section joining the Dorset County Squad. The team also brought home three major trophies this season.

The entire junior section is extremely proud to wear the Flamingo Lakes Golf Resort golf shirts, and the bright yellow, reminiscent of the Mexican sunshine, enables them to be seen over the course with ease.

These youngsters are performing well and are a great credit not only to Dudsbury Golf Club but also their sponsor, Flamingo Lakes.

Well done boys and looking forward to supporting and celebrating your wins next year.

Maybe see some of you in the walker cup soon.

N. Baines  
President

**Congratulations!**

## FLAMINGO LAKES RESORT TAKES PART IN “TOURIST FAIR OF THE MAYAN WORLD”



Governor of Yucatán

On 23<sup>rd</sup> and 24<sup>th</sup> of September 2009, the Flamingo Lakes sales team, along with the President of the company Mr Neil Baines, participated in the Mayan World Tourism Exhibition.

The Expo was held to promote the various tourist attractions, resorts, services and products the Yucatan has to offer, displaying the rich and varied wealth of all things Mayan that attract visitors to the area. A variety of companies were in attendance from hotels and restaurants, to traders selling Mayan souvenirs. Vibrant examples of pottery, earthenware, sculptures, jewellery, clothing and textiles lined the walkways, the luxurious fabrics and rich colours evoking the pride of Yucatan.

Among exhibitors representing the State of Yucatán were Flamingo Lakes Resort, Hotel Los Aluxes, La Casa del Balam, Hacienda Xcanatún, Hotel Mérida and Fiesta Americana among many others.

Tourism representatives from Campeche, Tabasco and Quintana Roo, as well as the neighboring countries of Guatemala and Belize also took part.

The whole event was a great success in bringing attention to this beautiful part of México and all it has to offer.

The grand welcoming dinner for all delegates was hosted by the Governor of the State, government ministers and the Minister for Tourism for each state in México. 650 people attended the dinner at one of the oldest Haciendas in the Yucatán. Traditional dances from each state were performed throughout the dinner and the Governor gave a superb speech expressing the wholehearted support of the government for tourism in Yucatán.

The farewell dinner on Thursday brought to a close one of the best events of the year.



Minister of Tourism Juan Martin



Fair entrance



Tekit de Regil Hacienda

## VILLA UXMAL *Convenient luxury!*

This single storey home has the benefit of providing either three en suite bedrooms or two bedrooms and a study or home office. Open plan living maximizes the use of space and opens on to the terrace and pool deck. There is a large fully equipped kitchen and laundry/utility area. A two car garage completes the accommodation.

### Construction

Foundation made of rock and mortar masonry  
 Concrete block walls  
 Interior walls and ceilings painted with a stucco finish

### Floors / Doors/ Windows

50 x 50 cms. ceramic floor tiles in all rooms  
 Aluminum frame sliding doors and windows  
 Solid wooden main door  
 Interior wooden doors



Bedrooms	3
Bathrooms	3.5
Interior Area	192 m <sup>2</sup>
Exterior Area	228 m <sup>2</sup>
<b>Total Area</b>	<b>480 m<sup>2</sup></b>

### Air Conditioning/Ventilation

Air conditioning system in all bedrooms  
 Fitted ceiling fans in all bedrooms

### Kitchen/Dining/Living Room

Open concept kitchen, dining and living area  
 Standard appliances include: stove, extractor and dishwasher  
 Granite counter top and back-splash  
 Stainless steel sink  
 Fitted kitchen

### Bedrooms

3 bedrooms  
 All with fitted wooden closets

### Bathrooms

3.5 bathrooms  
 Ceramic tiles on floor and walls, with natural limestone counter tops  
 Master bathroom with bath and shower

### General

Fitted light fixtures in all rooms  
 Pre wired for phone and high speed internet  
 Solar water heater panel  
 Covered terraces  
 Filtered splash pool  
 Landscaping package provided  
 (Note: 30% of total area must remain in its natural condition)  
 Laundry room prepared for washer and dryer  
 2 car garage with automatic doors

## CONSTRUCTION UPDATE On *Platinum Condominium*



The Platinum Condominium block is now 80% complete. The ceramic tiling is finished in the 2<sup>nd</sup> floor apartments, and installation of the kitchen cabinets and closets has begun. Interior and exterior painting is underway, and the parking lot is being cleared and prepared for construction. All is on schedule for completion of the block in late October.

The work on the pool is about to end as are the last details that will make the Platinum Condominium cozy.

The condominium will deliver the following finishes:

- Exclusive Design kitchen cabinets with granite counter top
- Xaze electric stove
- Closet (cedar wood) in bedrooms
- AC mini split 12,000 BTUs Samsung in bedrooms
- Ceiling fan with light in bedrooms

For more details please contact your sales representative or email us at: [enquiries@flamingolakes.com](mailto:enquiries@flamingolakes.com)



Minister of Tourism expresses his delight at latest tourist figures. México's Minister of Tourism, Rodolfo Elizondo, has expressed his delight at the success of the "Believe It" and "Welcome Back" campaigns, together with the Vive México campaign that has shown excellent results in bringing back the tourists following the swine flu outbreak. Since the early summer México has received 9.2 million international visitors, which represents only 1.9% less than the number of visitors in May 2008.

Tourism is one of the most important industries in Mexico with revenues generating \$13.2 billion USD in 2008. Last year México welcomed 22.6 million international visitors, a 5.9% increase on the previous year.

## FLAMINGO LAKES IN PUEBLA WITHIN THE “EXPO MEXICAN CARIBBEAN”

IN PUEBLA, the first Real-Estate Exhibition of the Mexican Caribbean was a resounding success. The Intercontinental President Hotel was the venue for the conference over 6<sup>th</sup> – 9<sup>th</sup> August. Puebla was chosen to host this latest conference, attracting interest from all over the world and promote investment in the Yucatán Península.

Information from keynote speakers illustrated how the Mexican southeast is recovering at a great speed and the spectacular Real Estate Expo demonstrated why this region is one of the most highly researched destinations when people are looking for a great place to live and invest in.

Organizers of the event RIC México were joined by Flamingo Lakes Resort and numerous world class developers from all over México. These included Bahía Príncipe, Grand Coral, La Playa, Ocean Reef, Palmar Condominiums, Marbella, Sabbia Condos and Isla Victoria, among others.

Investment clients who attended the Expo could get a great feel for the opportunity that investing in Mexico represents.

Francisco Muñoz Pérez, Director of Competitiveness of the City Hall of Puebla, opened this exclusive expo by slicing through the inaugural tape.

The Press Conference was attended by international press teams with TV stations sending their outside broadcasting crews to cover the event.

The Flamingo Lakes Sales and Marketing team are already preparing for the Expo in Monterrey, Nuevo León, with plans to attend Expos in Guadalajara, Hermosillo, Saltillo, Zacatecas, Querétaro, Tijuana and Veracruz, among others.



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BBVA has maintained and strengthened its promotion and advertising strategies, to fully cover the mortgage lending market with cross-border binational shelf products:

- Your Choice in México to Mexicans living and working in the United States.
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LTV UP TO 80%  
MINIMUM LOAN AMOUNT \$100,000 USD  
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- The House of Your Dreams in México (EURO), aimed at the Spanish and English interested in buying a home in México. Working together with BBVA London.

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MINIMUM LOW RATE EURIBOR  
1 MTH + 2.6%

If you require a mortgage do not hesitate to call your sales representative.



## DOMINO by Grant Beare

The Yucatán Península is known for many things from its beautiful coastlines to the Mayan ruins but there is a great phenomenon that happens every year from June to September that goes unnoticed by many travelers. This phenomenon is the migration of the whale shark to Isla Holbox, a small island located North East of the Media Luna Marina. The island can be reached by boat or by car.

At Isla Holbox, you have a front row seat to one of the most beautiful exhibits nature has to offer. The whale shark, measuring up to 50ft and weighing as much as 18 tons, is an incredible spectacle. The whale shark is known in the region as "Domino" due to the fact that its entire body is covered in beautiful white spots.

Many people ask "Isn't it dangerous to swim with these beautiful creatures?" The answer is a resounding "No!" The whale shark gets its name from its size and also its characteristics similar to those of a whale and a shark. This gentle giant comes to the waters of the Yucatán Peninsula in search of plankton.

When traveling to the Yucatan peninsula this is a 'must see' for all visitors.



## MARINA DIRECTOR Ramón Narváez

Born in México, D.F. he has now been the Director of the Marina for 6 months, and has completely turned it round. It has gone from only a few boats to 4 above capacity, and the marina is now full.

We now have further facilities including a 35metre mast and radio covering 100 miles for shipping, a private water supply from a pozo, and a jet ski lodge housing 20 jet skis and small craft. We have had some dredging carried out, down to 9 feet, with permission for 4 more large slips. Planning permission for the green flash restaurant is now granted, and of course the new "Bare Foot Beach Bar," is complete with full license for the whole marina; he has been very busy.

He has a wealth of experience on yachts, marinas and outdoor pursuits. Ramón also has his own private shooting and hunting company.

Ramón is a gentleman in every sense of the word.



## MISSING

No, not the golf course, although progress is currently slow on this front. Slow, but still ongoing. Course designer David Pottage is still refining his design, and whilst the overall layout remains unchanged, fine tuning is ongoing with the inclusion of a waterfall to drive over from the first tee as an addition to that behind the eighteenth green.

Whilst not making the hole more difficult Pottage believes that its effect will be stunning, and make the first drive one of the most spectacular and most photographed in golf.

So what is missing? A few more golf balls that will be psychologically induced into the lake by the thought of driving over a waterfall!

## ANNUAL PRESIDENT'S CUP REGATTA



This year's President's Cup Regatta was an astounding success with 22 yachts taking part. The commodore of Mérida Sailing Club confirmed that this made it the biggest regatta in the history of sailing in the Yucatán. Yachts from Houston took part, turning this into the first ever International Regatta in the Yucatán.

Architect John Sproule, designer of El Centro at Flamingo Lakes Resort, flew in from Canada especially to crew in Class B and was delighted with his yacht reaching third place.

It was a memorable event and members of the government boarded a 42' luxury cruiser, along with an international press team there to film the finishing line.

The last boat came in at 4.48pm and the club captain began the time calculations to determine the winner.

The celebration party started at 6.30pm and continued until 5.00am at the newly opened Barefoot Beach Bar at the Media Luna Marina.

The presentation was at 8.00pm and the winners were as follows:

Category A	Category B	Category Elite
1.- Ehecatl	1.- Odyssea	1.- Fever
2.- SapóII	2.- Turix	2.- Cronos
3.- Espiritu Libre	3.- Dreams	3.- Alux

The winners were drenched in champagne and even the President did not escape a soaking.

A grand paella was served and rivers of red wine flowed on the harbour side to celebrate this truly historic international sailing event.

In only two years the regatta has become the number 1 race in the sailing club calendar.

